107.0	0006	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	858,100	/	858,100
USE VALUE:	858,100	/	858,100
ASSESSED:	858,100	/	858,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		PAWNEE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUSS WILLIAM C
Owner 2:	DAVIS CAROL A
Owner 3:	
Street 1:	7 PAWNEE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TRINKLE DANIEL B -
Owner 2:	POLLOCK CATHERINE E -
Street 1:	7 PAWNEE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .241 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 3081 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10509.000	343,000	400	514,700	858,100
Total Card	0.241	343,000	400	514,700	858,100
Total Parcel	0.241	343,000	400	514,700	858,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 278.55 | /Parcel: 278.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
68535			09/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 107.0-0006-0002.0 !8432!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	343,000	400	10,509.	514,700	858,100		Year end	12/23/2021
2021	101	FV	330,600	400	10,509.	514,700	845,700		Year End Roll	12/10/2020
2020	101	FV	330,700	400	10,509.	514,700	845,800	845,800	Year End Roll	12/18/2019
2019	101	FV	310,500	400	10,509.	514,700	825,600	825,600	Year End Roll	1/3/2019
2018	101	FV	343,200	400	10,509.	441,200	784,800	784,800	Year End Roll	12/20/2017
2017	101	FV	343,200	400	10,509.	411,800	755,400	755,400	Year End Roll	1/3/2017
2016	101	FV	343,200	400	10,509.	352,900	696,500	696,500	Year End	1/4/2016
2015	101	FV	336,100	400	10,509.	316,200	652,700	652,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:19:25

LAST REV

Date	Time
02/28/19	10:39:08
mmcmakin	

USER DEFINED

Prior Id # 1:	68535
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8432

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRINKLE DANIEL	1274-137		9/19/2003		645,000	No	No		
SANTINI RITA U	1212-8		9/30/1999	Family	406,500	No	No		
	589-153		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	Inspected	BS	Barbara S
8/13/2018	MEAS&NOTICE	CC	Chris C
2/27/2013	Entry Denied	BR	B Rossignol
2/28/2009	Meas/Inspect	372	PATRIOT
1/6/2004	MLS	HC	Helen Chinal
10/28/1999	Meas/Inspect	243	PATRIOT
8/15/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10509		Sq. Ft.	Site		0	70.	0.70	4									514,691						514,700	

Total AC/HA:	0.24125	Total SF/SM:	10509	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	514,691	Spl Credit		Total:	514,700

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	45	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.26117575
Const Adj.:	0.99544507
Adj $ / SQ:	125.543
Other Features:	106496
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466033
Depreciation:	123033
Depreciated Total:	343000

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	138.10
Special Features:	0	Val/Su Net:	84.78
Final Total:	343000	Val/Su SzAd	199.65

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,718	125.540	215,683
BMT	Basement	1,514	59.700	90,379
GAR	Garage	506	19.850	10,044
PAT	Patio	308	3.450	1,063

Net Sketched Area:	4,046			Total:	317,169
Size Ad	1718	Gross Area	4046	FinArea	3081

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	1960	4.85	T	40.8	101			400			400
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	400	Total Special Featues:	
				Total:	400

IMAGE

AssessPro Patriot Properties, Inc